

AGN. NO. \_\_\_\_\_

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

JUNE 24, 2003

This project involves the completion of the Habitat Restoration Plan that is required pursuant to the conditions of approval for the Stevenson Ranch Project Phases I, II, and III. Additionally, the Habit Restoration Plan is a requirement of the State of California's Department of Fish & Game. DF&G has approved the proposed plan and is encouraging the applicant to commence work as soon as approval. The applicant has also secured the necessary federal permit from the Army Corps of Engineer.

The work associated with the proposed Habit Restoration Plan has been fully analyzed under the California Environmental Quality Act. The Plan involves the incidental re-alignment of Pico Canyon Road. This action insures that the roadway will not extend through the degraded riparian habitat that the applicant is restoring. The re-designation of Pico Canyon Road represents merely one potential re-alignment of the roadway, of which there are several options. Today's action simply demonstrates that the roadway can be re-aligned to permit the proposed habitat restoration. Prior to any physical construction associated with the extension of Pico Canyon Road, a complete CEQA review will be conducted. This is likely to occur as new development associated with either Stevenson Ranch Phase V or a later phase tract map for the Newhall Ranch project. Under either of these scenarios, the specific roadway alignment would be as a component of the project's environmental impact report.

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YAROSLAVSKY	_____
KNABE	_____
ANTONOVICH	_____
BURKE	_____

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Given the public benefits associated with the proposed Habitat Restoration Plan, the Regional Planning Commission unanimously approved the CUP and Oak Tree Permit request. Commissioners engaged in considerable discussion of the proposed action and the associated environmental impacts.

The West Ranch Town Council, representing the communities of Stevenson Ranch, Sunset Point, and West Ranch, has submitted a letter in support of the proposed Habit Restoration Plan.

Three different attorneys in the County Counsel's Office have reviewed the environmental clearance adopted by the Regional Planning Commission. All three attorneys have expressed their confidence in the adequacy of the environmental determination. Additionally, the applicant has engaged legal counsel from two separate law firms to review the CEQA clearance. Both attorneys have submitted substantial evidence in support of the adequacy of the environmental determination.

**I, THEREFORE, MOVE** that the appeal be denied and the Board of Supervisors affirm the action of the Regional Planning Commission.

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